HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Trois-Rivières CMA

Date Released: First Quarter 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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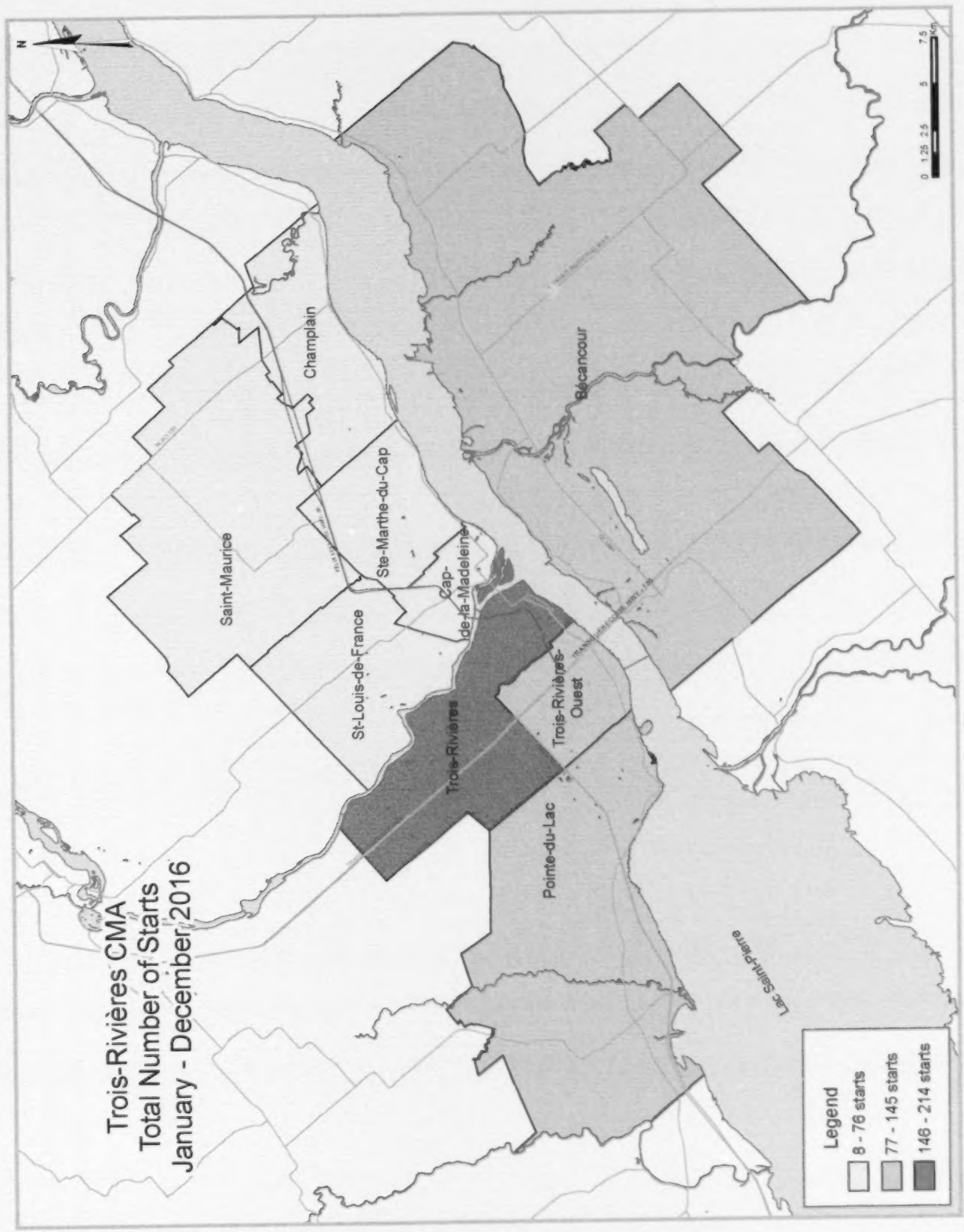
Trois-Rivières CMA
Total Number of Starts
January - December 2016
N
0 1.25 2.5 5 7.5 Km
Saint-Maurice
Champlain
Ste-Marthe-du-Cap
Cap-de-la-Madeleine
St-Louis-de-France
Trois-Rivières
Trois-Rivières-Ouest
Bécancour
Pointe-du-Lac
Lac Saint-Pierre
Legend
8 - 76 starts
77 - 145 starts
146 - 214 starts

HOUSING NOW REPORT TABLES

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3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Fourth Quarter 2016								
Trois-Rivières CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Oct. 2016	Nov. 2016	Dec. 2016	Oct. 2016	Nov. 2016	Dec. 2016
Single-Detached	180	201	165	186	244	192	197	195
Multiples	320	469	144	1,236	900	466	576	614
Total	500	670	309	1,422	1,144	658	773	809
	Quarterly SAAR		Actual			YTD		
	2016 Q3	2016 Q4	2015 Q4	2016 Q4	% change	2015 Q4	2016 Q4	% change
Single-Detached	182	200	49	55	12.2%	180	201	11.7%
Multiples	468	760	103	190	84.5%	320	469	46.6%
Total	650	960	152	245	61.2%	500	670	34.0%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Trois-Rivières CMA Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2016	55	22	0	0	0	44	0	124	245
Q4 2015	49	36	0	0	0	32	0	35	152
% Change	12.2	-38.9	n/a	n/a	n/a	37.5	n/a	**	61.2
Year-to-date 2016	201	68	31	0	0	83	0	287	670
Year-to-date 2015	180	80	8	0	0	98	0	134	500
% Change	11.7	-15.0	**	n/a	n/a	-15.3	n/a	114.2	34.0
UNDER CONSTRUCTION									
Q4 2016	63	28	27	0	0	84	0	170	372
Q4 2015	41	26	2	0	0	151	0	48	268
% Change	53.7	7.7	**	n/a	n/a	-44.4	n/a	**	38.8
COMPLETIONS									
Q4 2016	58	12	0	0	0	14	0	9	93
Q4 2015	72	30	4	0	0	58	6	12	182
% Change	-19.4	-60.0	-100.0	n/a	n/a	-75.9	-100.0	-25.0	-48.9
Year-to-date 2016	179	66	2	0	4	152	0	152	555
Year-to-date 2015	196	100	10	0	4	124	6	320	760
% Change	-8.7	-34.0	-80.0	n/a	0.0	22.6	-100.0	-52.5	-27.0
COMPLETED & NOT ABSORBED									
Q4 2016	6	33	9	0	0	66	n/a	n/a	114
Q4 2015	16	47	4	0	1	51	n/a	n/a	119
% Change	-62.5	-29.8	125.0	n/a	-100.0	29.4	n/a	n/a	-4.2
ABSORBED									
Q4 2016	62	8	1	0	0	19	n/a	n/a	90
Q4 2015	66	23	0	0	0	46	n/a	n/a	135
% Change	-6.1	-65.2	n/a	n/a	n/a	-58.7	n/a	n/a	-33.3
Year-to-date 2016	189	80	9	0	1	122	n/a	n/a	401
Year-to-date 2015	197	102	6	0	3	132	n/a	n/a	440
% Change	-4.1	-21.6	50.0	n/a	-66.7	-7.6	n/a	n/a	-8.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Centre									
Q4 2016	27	12	0	0	0	40	0	70	149
Q4 2015	13	26	0	0	0	28	0	35	102
Remainder of the CMA									
Q4 2016	28	10	0	0	0	4	0	54	96
Q4 2015	36	10	0	0	0	4	0	0	50
Trois-Rivières CMA									
Q4 2016	55	22	0	0	0	44	0	124	245
Q4 2015	49	36	0	0	0	32	0	35	152
UNDER CONSTRUCTION									
Centre									
Q4 2016	30	18	27	0	0	58	0	77	210
Q4 2015	10	22	0	0	0	139	0	38	209
Remainder of the CMA									
Q4 2016	33	10	0	0	0	26	0	93	162
Q4 2015	31	4	2	0	0	12	0	10	59
Trois-Rivières CMA									
Q4 2016	63	28	27	0	0	84	0	170	372
Q4 2015	41	26	2	0	0	151	0	48	268
COMPLETIONS									
Centre									
Q4 2016	20	4	0	0	0	14	0	0	38
Q4 2015	29	20	4	0	0	24	4	12	93
Remainder of the CMA									
Q4 2016	38	8	0	0	0	0	0	9	55
Q4 2015	43	10	0	0	0	34	2	0	89
Trois-Rivières CMA									
Q4 2016	58	12	0	0	0	14	0	9	93
Q4 2015	72	30	4	0	0	58	6	12	182

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Centre									
Q4 2016	3	19	9	0	0	58	n/a	n/a	89
Q4 2015	7	29	4	0	1	36	n/a	n/a	77
Remainder of the CMA									
Q4 2016	3	14	0	0	0	8	n/a	n/a	25
Q4 2015	9	18	0	0	0	15	n/a	n/a	42
Trois-Rivières CMA									
Q4 2016	6	33	9	0	0	66	n/a	n/a	114
Q4 2015	16	47	4	0	1	51	n/a	n/a	119
ABSORBED									
Centre									
Q4 2016	21	6	1	0	0	15	n/a	n/a	43
Q4 2015	27	15	0	0	0	23	n/a	n/a	65
Remainder of the CMA									
Q4 2016	41	2	0	0	0	4	n/a	n/a	47
Q4 2015	39	8	0	0	0	23	n/a	n/a	70
Trois-Rivières CMA									
Q4 2016	62	8	1	0	0	19	n/a	n/a	90
Q4 2015	66	23	0	0	0	46	n/a	n/a	135

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Trois-Rivières CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	201	68	31	0	0	83	0	287	670
% Change	11.7	-15.0	**	n/a	n/a	-15.3	n/a	114.2	34.0
2015	180	80	8	0	0	98	0	134	500
% Change	-24.7	-38.5	-52.9	n/a	n/a	-62.0	-100.0	-54.3	-47.0
2014	239	130	17	0	0	258	6	293	943
% Change	-1.6	-5.8	-26.1	n/a	n/a	**	n/a	-23.3	11.1
2013	243	138	23	0	0	63	0	382	849
% Change	-20.3	-27.4	0.0	n/a	n/a	-71.2	n/a	34.5	-16.8
2012	305	190	23	0	0	219	0	284	1,021
% Change	-9.0	3.3	15.0	n/a	n/a	82.5	n/a	-37.6	-8.3
2011	335	184	20	0	0	120	0	455	1,114
% Change	-2.9	-14.0	**	n/a	n/a	**	n/a	-58.6	-34.1
2010	345	214	6	0	0	28	0	1,098	1,691
% Change	-8.0	132.6	-40.0	n/a	n/a	**	n/a	107.2	64.7
2009	375	92	10	0	0	8	0	530	1,027
% Change	0.5	-28.1	-54.5	n/a	n/a	-89.2	-100.0	-0.2	-10.5
2008	373	128	22	0	0	74	20	531	1,148
% Change	-13.3	-8.6	-79.0	n/a	n/a	85.0	n/a	10.2	-4.1
2007	430	140	105	0	0	40	0	482	1,197

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Centre	27	13	12	26	0	0	110	63	149	102	46.1
Trois-Rivières	13	3	10	12	0	0	86	48	109	63	73.0
Trois-Rivières-Ouest	8	3	0	12	0	0	8	7	16	22	-27.3
Cap-de-la-Madeleine	6	7	2	2	0	0	16	8	24	17	41.2
Remainder of the CMA	28	36	10	10	0	0	58	4	96	50	92.0
Bécancour	6	15	2	4	0	0	4	4	12	23	-47.8
Champlain	0	4	0	0	0	0	0	0	0	4	-100.0
Pointe-du-Lac	16	9	4	0	0	0	48	0	68	9	**
St-Louis-de-France	2	1	2	2	0	0	6	0	10	3	**
Sainte-Marthe-du-Cap	2	1	2	4	0	0	0	0	4	5	-20.0
Saint-Maurice	2	6	0	0	0	0	0	0	2	6	-66.7
Trois-Rivières CMA	55	49	22	36	0	0	168	67	245	152	61.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centre	88	64	42	52	27	4	197	141	354	261	35.6
Trois-Rivières	30	23	28	24	24	0	132	61	214	108	98.1
Trois-Rivières-Ouest	21	12	12	26	3	0	42	72	78	110	-29.1
Cap-de-la-Madeleine	37	29	2	2	0	4	23	8	62	43	44.2
Remainder of the CMA	113	116	26	28	0	0	177	95	316	239	32.2
Bécancour	47	36	6	8	0	0	55	4	108	48	125.0
Champlain	8	7	0	0	0	0	0	4	8	11	-27.3
Pointe-du-Lac	33	29	10	6	0	0	74	71	117	106	10.4
St-Louis-de-France	6	20	4	4	0	0	26	0	36	24	50.0
Sainte-Marthe-du-Cap	8	8	6	10	0	0	18	14	32	32	0.0
Saint-Maurice	11	16	0	0	0	0	4	2	15	18	-16.7
Trois-Rivières CMA	201	180	68	80	27	4	374	236	670	500	34.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centre	0	0	0	0	40	28	70	35
Trois-Rivières	0	0	0	0	40	24	46	24
Trois-Rivières-Ouest	0	0	0	0	0	4	8	3
Cap-de-la-Madeleine	0	0	0	0	0	0	16	8
Remainder of the CMA	0	0	0	0	4	4	54	0
Bécancour	0	0	0	0	4	4	0	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	48	0
St-Louis-de-France	0	0	0	0	0	0	6	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	44	32	124	35

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centre	27	4	0	0	69	39	128	102
Trois-Rivières	24	0	0	0	54	29	78	32
Trois-Rivières-Ouest	3	0	0	0	12	10	30	62
Cap-de-la-Madeleine	0	4	0	0	3	0	20	8
Remainder of the CMA	0	0	0	0	18	63	159	32
Bécancour	0	0	0	0	12	4	43	0
Champlain	0	0	0	0	0	0	0	4
Pointe-du-Lac	0	0	0	0	6	49	68	22
St-Louis-de-France	0	0	0	0	0	0	26	0
Sainte-Marthe-du-Cap	0	0	0	0	0	8	18	6
Saint-Maurice	0	0	0	0	0	2	4	0
Trois-Rivières CMA	27	4	0	0	87	102	287	134

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centre	39	39	40	28	70	35	149	102
Trois-Rivières	23	15	40	24	46	24	109	63
Trois-Rivières-Ouest	8	15	0	4	8	3	16	22
Cap-de-la-Madeleine	8	9	0	0	16	8	24	17
Remainder of the CMA	38	46	4	4	54	0	96	50
Bécancour	8	19	4	4	0	0	12	23
Champlain	0	4	0	0	0	0	0	4
Pointe-du-Lac	20	9	0	0	48	0	68	9
St-Louis-de-France	4	3	0	0	6	0	10	3
Sainte-Marthe-du-Cap	4	5	0	0	0	0	4	5
Saint-Maurice	2	6	0	0	0	0	2	6
Trois-Rivières CMA	77	85	44	32	124	35	245	152

Table 2.5: Starts by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centre	161	120	65	39	128	102	354	261
Trois-Rivières	86	47	50	29	78	32	214	108
Trois-Rivières-Ouest	36	38	12	10	30	62	78	110
Cap-de-la-Madeleine	39	35	3	0	20	8	62	43
Remainder of the CMA	139	148	18	59	159	32	316	239
Bécancour	53	44	12	4	43	0	108	48
Champlain	8	7	0	0	0	4	8	11
Pointe-du-Lac	43	35	6	49	68	22	117	106
St-Louis-de-France	10	24	0	0	26	0	36	24
Sainte-Marthe-du-Cap	14	20	0	6	18	6	32	32
Saint-Maurice	11	18	0	0	4	0	15	18
Trois-Rivières CMA	300	268	83	98	287	134	670	500

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Centre	20	29	4	20	0	8	14	36	38	93	-59.1
Trois-Rivières	7	16	2	10	0	4	5	9	14	39	-64.1
Trois-Rivières-Ouest	5	4	2	10	0	0	6	24	13	38	-65.8
Cap-de-la-Madeleine	8	9	0	0	0	4	3	3	11	16	-31.3
Remainder of the CMA	38	43	8	12	0	0	9	34	55	89	-38.2
Bécancour	15	15	2	2	0	0	4	28	21	45	-53.3
Champlain	7	2	0	0	0	0	0	0	7	2	**
Pointe-du-Lac	7	13	2	0	0	0	1	6	10	19	-47.4
St-Louis-de-France	1	5	0	2	0	0	0	0	1	7	-85.7
Sainte-Marthe-du-Cap	3	2	4	8	0	0	0	0	7	10	-30.0
Saint-Maurice	5	6	0	0	0	0	4	0	9	6	50.0
Trois-Rivières CMA	58	72	12	32	0	8	23	70	93	182	-48.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centre	69	83	46	62	4	12	217	339	336	496	-32.3
Trois-Rivières	17	37	22	44	4	4	165	134	208	219	-5.0
Trois-Rivières-Ouest	17	16	22	18	0	4	40	106	79	144	-45.1
Cap-de-la-Madeleine	35	30	2	0	0	4	12	99	49	133	-63.2
Remainder of the CMA	110	113	20	40	0	0	89	111	219	264	-17.0
Bécancour	49	35	10	10	0	0	8	37	67	82	-18.3
Champlain	10	6	0	0	0	0	0	4	10	10	0.0
Pointe-du-Lac	25	29	4	16	0	0	37	32	66	77	-14.3
St-Louis-de-France	7	21	2	4	0	0	20	8	29	33	-12.1
Sainte-Marthe-du-Cap	6	8	4	10	0	0	20	28	30	46	-34.8
Saint-Maurice	13	14	0	0	0	0	4	2	17	16	6.3
Trois-Rivières CMA	179	196	66	102	4	12	306	450	555	760	-27.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centre	0	4	0	4	14	24	0	12
Trois-Rivières	0	0	0	4	5	8	0	1
Trois-Rivières-Ouest	0	0	0	0	6	16	0	8
Cap-de-la-Madeleine	0	4	0	0	3	0	0	3
Remainder of the CMA	0	0	0	0	0	34	9	0
Bécancour	0	0	0	0	0	28	4	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	6	1	0
St-Louis-de-France	0	0	0	0	0	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	0	0	0	0	0	0	4	0
Trois-Rivières CMA	0	4	0	4	14	58	9	12

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centre	4	8	0	4	142	80	75	259
Trois-Rivières	4	0	0	4	121	36	44	98
Trois-Rivières-Ouest	0	4	0	0	18	44	22	62
Cap-de-la-Madeleine	0	4	0	0	3	0	9	99
Remainder of the CMA	0	0	0	0	12	50	77	61
Bécancour	0	0	0	0	4	32	4	5
Champlain	0	0	0	0	0	0	0	4
Pointe-du-Lac	0	0	0	0	6	6	31	26
St-Louis-de-France	0	0	0	0	0	0	20	8
Sainte-Marthe-du-Cap	0	0	0	0	2	10	18	18
Saint-Maurice	0	0	0	0	0	2	4	0
Trois-Rivières CMA	4	8	0	4	154	130	152	320

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competions by Submarket and by Intended Market
Fourth Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Centre	24	53	14	24	0	16	38	93
Trois-Rivières	9	26	5	8	0	5	14	39
Trois-Rivières-Ouest	7	14	6	16	0	8	13	38
Cap-de-la-Madeleine	8	13	3	0	0	3	11	16
Remainder of the CMA	46	53	0	34	9	2	55	89
Bécancour	17	17	0	28	4	0	21	45
Champlain	7	2	0	0	0	0	7	2
Pointe-du-Lac	9	13	0	6	1	0	10	19
St-Louis-de-France	1	7	0	0	0	0	1	7
Sainte-Marthe-du-Cap	7	8	0	0	0	2	7	10
Saint-Maurice	5	6	0	0	4	0	9	6
Trois-Rivières CMA	70	106	14	58	9	18	93	182

Table 3.5: Completions by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centre	115	149	146	84	75	263	336	496
Trois-Rivières	39	81	125	36	44	102	208	219
Trois-Rivières-Ouest	39	34	18	48	22	62	79	144
Cap-de-la-Madeleine	37	34	3	0	9	99	49	133
Remainder of the CMA	132	157	10	44	77	63	219	264
Bécancour	59	45	4	32	4	5	67	82
Champlain	10	6	0	0	0	4	10	10
Pointe-du-Lac	29	45	6	6	31	26	66	77
St-Louis-de-France	9	25	0	0	20	8	29	33
Sainte-Marthe-du-Cap	12	20	0	6	18	20	30	46
Saint-Maurice	13	16	0	0	4	0	17	16
Trois-Rivières CMA	247	306	156	128	152	326	555	760

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Centre													
Q4 2016	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	-	-
Q4 2015	0	0.0	2	16.7	2	16.7	3	25.0	5	41.7	12	-	-
Year-to-date 2016	0	0.0	1	2.5	6	15.0	11	27.5	22	55.0	40	-	298,824
Year-to-date 2015	0	0.0	7	13.7	7	13.7	12	23.5	25	49.0	51	-	256,894
Remainder of the CMA													
Q4 2016	0	0.0	4	44.4	0	0.0	1	11.1	4	44.4	9	-	-
Q4 2015	2	15.4	1	7.7	7	53.8	2	15.4	1	7.7	13	-	-
Year-to-date 2016	0	0.0	14	41.2	4	11.8	10	29.4	6	17.6	34	-	274,177
Year-to-date 2015	3	6.0	9	18.0	17	34.0	14	28.0	7	14.0	50	-	-
Trois-Rivières CMA													
Q4 2016	0	0.0	4	25.0	0	0.0	3	18.8	9	56.3	16	-	279,980
Q4 2015	2	8.0	3	12.0	9	36.0	5	20.0	6	24.0	25	270,000	262,319
Year-to-date 2016	0	0.0	15	20.3	10	13.5	21	28.4	28	37.8	74	272,500	291,763
Year-to-date 2015	3	3.0	16	15.8	24	23.8	26	25.7	32	31.7	101	267,500	282,120

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2016						
Submarket	Q4 2016	Q4 2015	% Change	YTD 2016	YTD 2015	% Change
Centre	-	-	n/a	298,824	256,894	16.3
Trois-Rivières	-	-	n/a	-	-	n/a
Trois-Rivières-Ouest	-	-	n/a	-	-	n/a
Cap-de-la-Madeleine	-	-	n/a	298,824	256,894	16.3
Remainder of the CMA	-	-	n/a	274,177	-	n/a
Bécancour	-	-	n/a	-	-	n/a
Champlain	-	-	n/a	-	-	n/a
Pointe-du-Lac	-	-	n/a	274,177	-	n/a
St-Louis-de-France	-	-	n/a	-	-	n/a
Sainte-Marthe-du-Cap	-	-	n/a	-	-	n/a
Saint-Maurice	-	-	n/a	-	-	n/a
Trois-Rivières CMA	279,980	262,319	6.7	291,763	282,120	3.4

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Trois-Rivières

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3] Average Price[2] ($)	Last Four Quarters[3] Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q4 2016	165	296	564	160,383	10.3	159,405	8.5
Q4 2015	180	320	623	160,248	10.4	160,314	9.8
% Change	-8.3	-7.5	-9.5	0.1	n/a	-0.6	n/a
YTD 2016	850	1,372	600	159,400	8.5	n/a	n/a
YTD 2015	841	1,448	684	160,311	9.8	n/a	n/a
% Change	1.1	-5.2	-12.3	-0.6	n/a	n/a	n/a
CONDOMINIUMS*							
Q4 2016	17	--	136	--	--	--	--
Q4 2015	6	--	99	--	--	--	--
% Change	183.3	n/a	37.5	n/a	n/a	n/a	n/a
YTD 2016	81	--	125	146,055	18.5	n/a	n/a
YTD 2015	89	--	95	132,287	12.8	n/a	n/a
% Change	-9.0	n/a	31.3	10.4	n/a	n/a	n/a
PLEX*							
Q4 2016	30	63	153	--	15.3	--	--
Q4 2015	31	78	178	--	17.2	--	--
% Change	-3.2	-19.2	-13.9	n/a	n/a	n/a	n/a
YTD 2016	173	313	164	161,153	11.4	n/a	n/a
YTD 2015	138	329	177	163,581	15.4	n/a	n/a
% Change	25.4	-4.9	-7.3	-1.5	n/a	n/a	n/a
TOTAL							
Q4 2016	214	404	859	158,282	12.0	158,571	9.7
Q4 2015	219	436	908	158,739	12.4	158,994	10.8
% Change	-2.3	-7.3	-5.4	-0.3	n/a	-0.3	n/a
YTD 2016	1,111	1,902	896	158,571	9.7	n/a	n/a
YTD 2015	1,079	1,978	967	158,994	10.8	n/a	n/a
% Change	3.0	-3.8	-7.3	-0.3	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system

[2] Calculations: CMHC.

[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to Centris® for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators
Fourth Quarter 2016

		Interest Rates			NHPI, Total, (Quebec) 2007=100	CPI (Quebec) 2002 =100	Trois-Rivières Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	118.0	122.6	71.6	6.3	57.6	790
	February	567	2.89	4.74	118.3	123.9	71.5	6.4	57.5	780
	March	567	2.89	4.74	118.3	124.7	72.2	6.1	58.1	772
	April	561	2.89	4.64	118.2	124.7	72.4	6.1	58.1	766
	May	561	2.89	4.64	118.0	125.3	73.1	5.8	58.5	775
	June	561	2.89	4.64	118.0	125.2	72.5	5.8	58.0	776
	July	561	2.89	4.64	118.2	125.3	72.4	6.1	58.1	776
	August	561	2.89	4.64	118.2	125.2	71.9	7.0	58.3	783
	September	561	2.89	4.64	118.4	125.1	73.2	7.0	59.3	774
	October	561	2.89	4.64	118.4	125.2	74.3	6.9	60.1	772
	November	561	3.14	4.64	118.8	124.9	75.3	6.9	60.8	768
	December	561	3.14	4.64	118.7	124.4	74.9	7.3	60.8	772
2016	January	561	3.14	4.64	118.7	124.6	74.7	7.3	60.6	775
	February	561	3.14	4.64	118.9	125.1	75.6	6.6	60.9	770
	March	561	3.14	4.64	119.0	125.6	75.8	6.3	60.8	775
	April	561	3.14	4.64	119.0	126.0	75.2	6.5	60.5	775
	May	561	3.14	4.64	119.0	126.2	74.1	7.4	60.1	787
	June	561	3.14	4.64	119.0	126.0	74.4	7.1	60.1	798
	July	567	3.14	4.74	119.1	125.6	74.7	7.1	60.4	820
	August	567	3.14	4.74	119.1	125.3	74.2	6.7	59.6	827
	September	561	3.14	4.64	119.5	125.8	73.4	7.1	59.2	826
	October	561	3.14	4.64	119.5	125.9	73.6	7.4	59.6	814
	November	561	3.14	4.64	119.5	125.6	75.0	7.2	60.6	809
	December	561	3.14	4.64		125.2	75.1	7.3	60.7	810

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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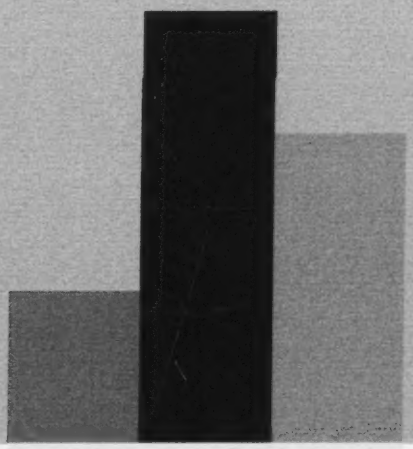

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